

ADOBE MINISTORAGE
7300 EAST ADOBE DRIVE
SCOTTSDALE, ARIZONA
505-PA-04

PROJECT NARRATIVE

The attached documents and following project information is being provided to represent compliance with the City of Scottsdale Zoning Ordinance which requires the issuance of a Conditional Use Permit to allow Internalized Community Storage within a C-4 zoned parcel.

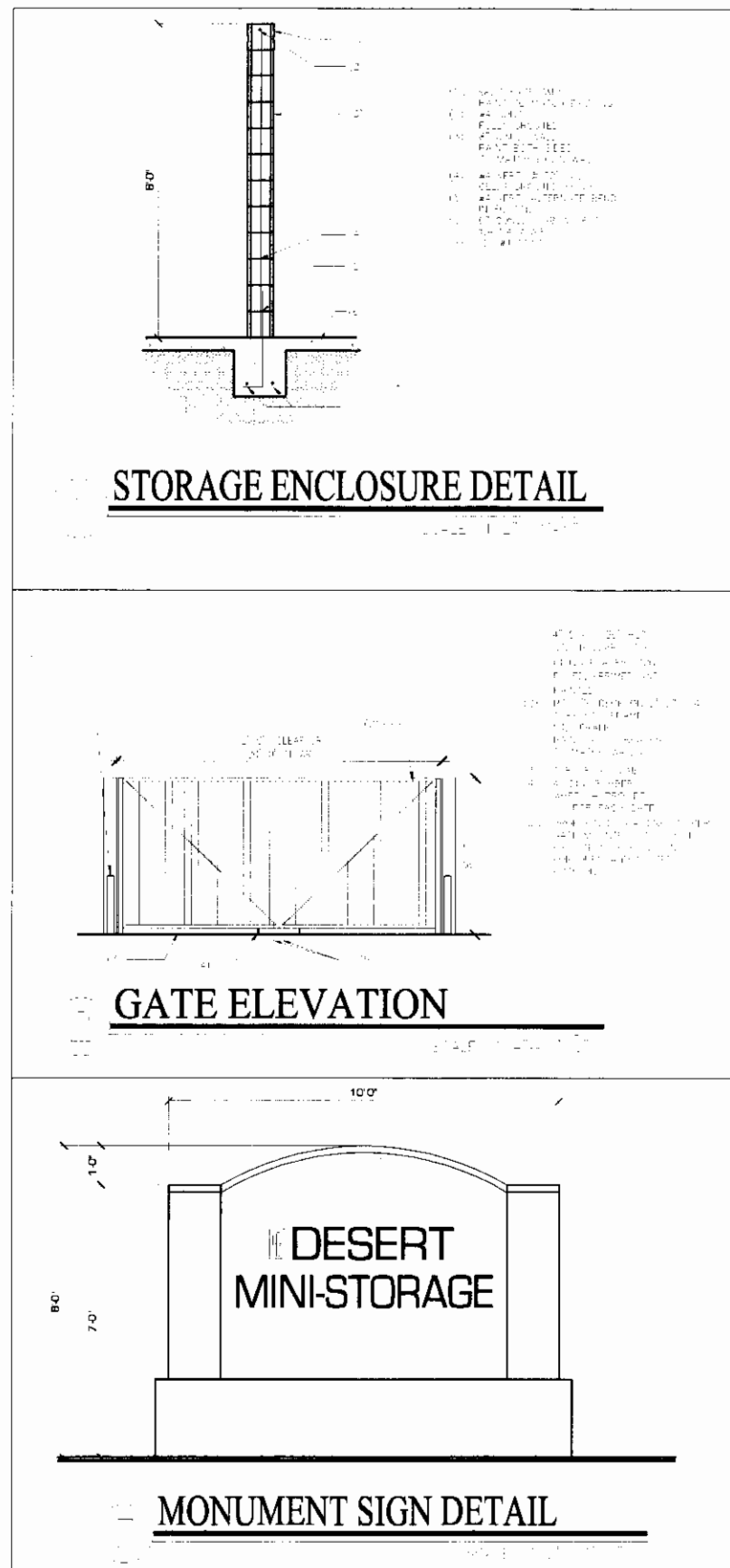
Spensa Development Group, LLC is intending to build a single two-level internalized community storage facility on the property located at 7300 East Adobe Drive in Scottsdale, Arizona. This proposed development, as depicted on the attached design documents, meets all of the development criteria as specified in the City of Scottsdale Zoning Ordinance.

Currently, the site is being used as a steel salvage/storage yard. We consider this proposed development an improvement to the on-site and surrounding environment. This proposed use is naturally compatible with the adjacent and surrounding commercial uses. Additionally, this type of facility has a very minimal traffic generation – less than 10 vehicles per day on average based on previous studies of similar facilities. This characteristic is generally preferred by any near by residential neighborhoods. The main proposed use for this facility is for the storage of personal goods by the members of the surrounding communities. The building will include two internalized drive lanes designed to accommodate all sizes of moving vehicles. These drive lanes provide an internal climate controlled loading area that provides direct access to the entire building. This not only provides a climate controlled environment for loading, but also keeps the loading action out of sight of the surrounding properties. The building program also includes approximately 4,000 s.f. of office space to be used as a rental office and flex office space. Being less than 10% of the total building area, this office use is accessory to the primary building use. The construction of the building will be a combination of painted masonry with integral colored and/or split faced masonry banding and/or accents. All mechanical units will be fully screened by masonry parapets of varying heights. All roof drains will be internal with daylight discharge. Aluminum framed storefront glazing will be used primarily at the office areas and selectively throughout the remainder of the building where allowable to provide natural lighting within the storage corridors.

A future phase II will consist of the construction of 8' high masonry walls with gated access to create exterior compartmental yard storage. This is similar to the existing use of the site, but in a more defined, secure and aesthetically pleasing manner.

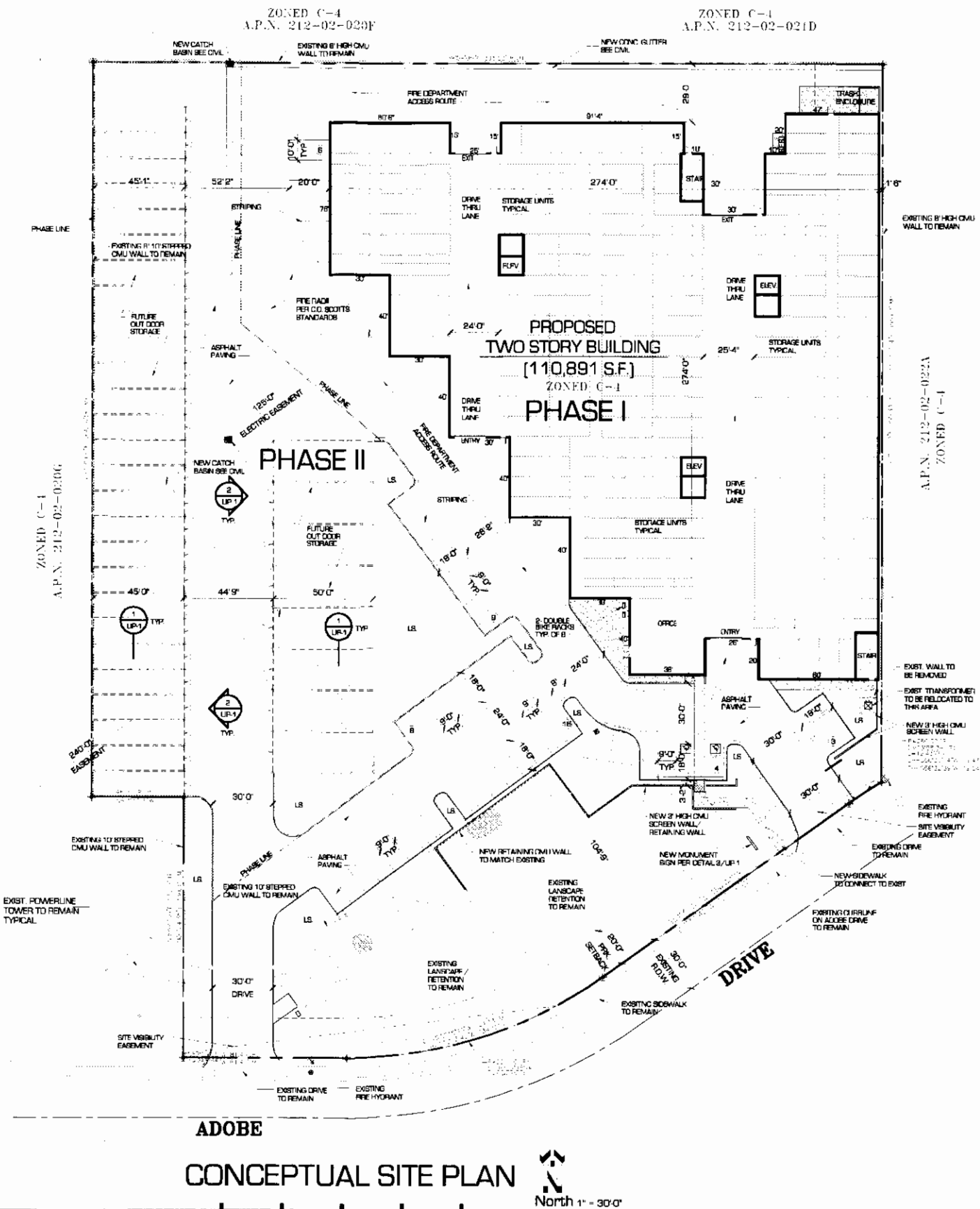
Exterior mounted security cameras with 24 hour activation will be provided throughout the site. Each storage unit will be individually alarmed. This system will provide a record of all access activity in the building. The building will also feature electronic keypads to limit access to current customers only.

The majority of the site perimeter is currently and will remain surrounded by an 8' high masonry screen wall.



11.16.04

Prepared For:
Spensa Development Group



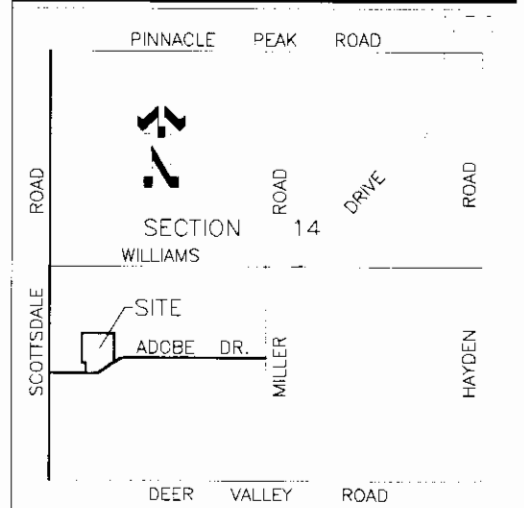
Adobe Mini-Storage
 7300 East Adobe Drive
 Scottsdale, Arizona

37-UP-2004
12-2-04

DEVELOPMENT PROGRAM

PROJECT NAME:	ADOBEE MINI STORAGE ADOBEE DRIVE & SCOTTSDALE RD. 7300 EAST ADOBE DRIVE SCOTTSDALE, AZ
PROPOSED USE:	INTERNALIZED COMMUNITY STORAGE
OWNER:	SPENSA DEVELOPMENT GROUP 601 CARLSON PARKWAY MINNETONKA, MINNESOTA 55305 (952) 448-5755 OFFICE (952) 473-4548 FAX
ARCHITECT:	SKD ARCHITECTURE, INC. 10448 NORTH 74TH STREET, SUITE 150 SCOTTSDALE, AZ 85258 (480) 948-8053 OFFICE (480) 608-9227 FAX CONTACT: KELLY FERGLUSON
SITE GROSS AREA:	186,078 ± S.F. OR 4.28 ± ACRES
SITE NET AREA:	174,439 ± S.F. OR 4.004 ± ACRES
GROSS FLOOR AREA:	
ALLOWED:	8 of net lot area = 139,551 S.F.
PROVIDED:	
FIRST FLOOR:	55,204 S.F.
SECOND FLOOR:	55,687 S.F.
TOTAL:	110,891 S.F.
NET FLOOR AREA:	98,350 S.F. SEE FLOOR PLAN WORKSHEET
F.A.R.	110,891 / 174,439 = 64% (80% MAX)
BUILDING FOOTPRINT:	
GROUND FLOOR:	55,204 S.F.
LOT COVERAGE:	55,204 / 174,439 = 32% (NO RESTRICTIONS)
LANDSCAPE AREA:	PER SITE PLAN WORKSHEET
EXISTING ZONING:	C-4
BUILDING:	
OCCUPANCY GROUP:	S-1
CONSTRUCTION TYPE:	II B BUILDING (SPRINKLERED)
BUILDING HEIGHT:	
ALLOWED:	36'-0"
PROVIDED:	±32'-0"
PARKING:	
REQUIRED:	
REG. STALLS:	GROSS FLOOR AREA / 2,500 110,891 / 2,500 = 44 SPACES
ACCESSIBLE:	4% OF REQUIRED PARKING 4% OF 44 = 2 SPACES 1 VAN ACCESSIBLE
PROVIDED:	
REG. STALLS:	44 SPACES
ACCESSIBLE:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL:	46 SPACES
BICYCLE PARKING:	REQ: 5 PROVIDED: 8

VICINITY MAP



UP-1 CASE#: 505-PA-04

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2004-025

SKD